

**GENERAL FACT SHEET****12R-192****BILL NUMBER****BRIEF TITLE**

Gateway Senior Living Project -  
Phase I Redevelopment  
Agreement

**APPROVAL DEADLINE**

\_\_\_\_\_  
 \_\_\_\_\_  
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**REASON**

To support redevelopment and expansion of the  
Gateway Senior Living Center facility

**DETAILS****POSITIONS/RECOMMENDATIONS**

<p>The City has negotiated a redevelopment agreement with Gateway Properties, Inc., that allows for the use of TIF to fund public improvements associated with rehabilitation of the existing six-story building and construction of a new building. The project is located north of O Street, south of R Street, between 52<sup>nd</sup> and 56<sup>th</sup> Streets. This is a "Core Area" TIF project that meets requirements to eliminate blight and substandard conditions.</p>	Sponsor	Urban Development
	Program Departments, or Groups Affected	Urban Development
	Applicants/Proponents	Applicant City of Lincoln  City Department Urban Development  Other
<p><b>Discussion (Including Relationship to other Council Actions)</b></p> <p>The project includes the construction of a multi-story building to contain 80 skilled nursing facility beds, and the renovation of the existing six-story building to improve energy efficiency and create 46 assisted living units and 20 assisted living memory care units resulting in development of a continuum of care campus. Approval of the resolution will allow TIF to be used as included in the Redevelopment Agreement. Publicly funded improvements, to the extent TIF is available, include site preparation, improvements to utilities, public sidewalks, and a new service entrance off 52<sup>nd</sup> street, landscaping, installation of energy efficient and sustainable improvements to the existing building that exceed code requirements, asbestos abatement, and rehab of the existing facade.</p> <p>Other related Council actions include:</p> <ul style="list-style-type: none"> <li>- Declaring the 48<sup>th</sup> and O Street Redevelopment Area blighted and substandard by resolution A-82933 on 8/23/04.</li> <li>- Approving the 48<sup>th</sup> and O Street Redevelopment Plan by resolution number A-83181 on 1/24/05.</li> <li>- Declaring the Gateway Senior Living Redevelopment Area blighted and substandard on 8/06/12.</li> <li>- Approval of the Gateway Senior Living Center Redevelopment Plan scheduled August 20, 2012.</li> </ul>	Opponents	Groups or Individuals  None Known  Basis of Opposition
	Staff Recommendations	x For <input type="checkbox"/> Against Reason Against
	Board or Commission Recommendation	BY <input type="checkbox"/> For <input type="checkbox"/> Against No Action Taken <input type="checkbox"/> For with revisions or conditions (See Details column for conditions)
	CITY COUNCIL ACTIONS (For Council Use Only)	<input type="checkbox"/> Pass <input type="checkbox"/> Pass (As Amended) <input type="checkbox"/> Council Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not Pass

## DETAILS

## POLICY/PROGRAM IMPACT

	POLICY OR PROGRAM CHANGE	x NO <input type="checkbox"/> YES _____ _____ _____
	OPERATIONAL IMPACT ASSESSMENT	_____ _____ _____
	<b>FINANCES</b>	
	COST AND REVENUE PROJECTIONS	COST of total project: \$14,106,500 COST of this Ordinance/ Resolution \$ _____
		RELATED annual operating Costs \$ _____
		INCREASE REVENUE EXPECTED/YEAR \$ _____
SOURCE OF FUNDS	CITY [Approximately] <u>TIF</u> \$ 1,606,500 11% <u>Private</u> \$ 12,500,000 89% \$ _____ % _____  NON CITY [Approximately] \$ _____ % _____ \$ _____ % _____ \$ _____ % _____	
BENEFIT COST <input type="checkbox"/> Front Foot Assessment Average <input type="checkbox"/> Square Foot \$ _____ \$ _____		

APPLICABLE DATES:

FACT SHEET PREPARED BY:

Wynn Hjermstad

REVIEW BY:

David Landis

REFERENCE NUMBER